



Meeting Minutes

Whitestown Plan Commission

Date: February 10, 2014

Time: Immediately following the 6:30pm BZA meeting.

Location: Whitestown Town Hall, 6320 S. Cozy Lane, Whitestown, IN 46075, (317) 769-6557

Call to Order

6:58pm

Pledge of Allegiance

Roll Call

- ☒ Mark Worthley, President
- ☒ Jason Lawson, Vice Pres
- ☒ Dennis Anderson
- ☒ Clinton Bohm
- ☒ Mike Roberts
- ☒ Greg Semmler
- ☒ Josh Westrich
- ☒ Staff:
 - o Deborah Luzier, Town Planner, GRW
 - o John Molitor, WPC/WBZA Attorney

Introduction of New Members

Worthley – welcome new members Mike Roberts and Clinton Bohm

Election of New Vice-President

Motion to nominate Clinton Bohm as Vice-president by Lawson. Second by Roberts. Motion passes unanimously.

Approve Agenda

1) February 10, 2014

Motion to approve agenda by Worthley. Second by Westrich. Motion passes unanimously.

Minutes

2) January 13, 2014

Motion to approve minutes by Worthley. Second by Westrich. Motion passes unanimously.

New Business – Public Hearing

3) Eiteljorg Property and Harvest Park Subdivision

History

- 2014-01-13 – Continued to February 10, 2014 at request of petitioner.
- 2014-02-03 - Additional comments from the public added to the file. Received request to continue to March 10, 2014 by petitioner.

1. **Docket PC14-001-ZA - Zoning Amendment - Eiteljorg Property.** The petitioner is requesting approval of a Zoning Amendment from R1-Low-density Residential (1-2 homes/acre) to R3-Medium-density Single-family and Two-family Residential (1.75-3 homes/acre). The subject property contains 108 acres and is located at 4947 S Main St, at the northeast corner of S Main St and 500 S. The property is currently zoned R1-Low-density Residential and the Comprehensive Plan classifies the future land use as Medium Intensity Residential (1-2 homes/acre). The petitioner is Pulte Group and the owner is Harrison and Jack Eiteljorg.
2. **Docket PC14-003-CP - Concept Plan and Waivers - Harvest Park Subdivision.** The petitioner is requesting review of a Concept Plan as well as multiple Waivers for the proposed Harvest Park Subdivision. The subject property contains 108 acres and is located at 4947 S Main St, at the northeast corner of S Main St and 500 S. The petitioner is Pulte Group and the owner is Harrison and Jack Eiteljorg.

a. Discussion

1. Jeff Jacobs, attorney for petitioner – as we mentioned at the January meeting, we are requesting a continuance to the March 10th WPC meeting to allow time to discuss the project with the surrounding property owners and make revisions where we can.
2. Molitor – the BZA granted a continuance on their part of the project.

Motion by Worthley to continue these two projects to the March 10, 2014 meeting by Worthley. Second by Roberts. Motion passes unanimously.

- 4) **Docket PC14-006-CP - Concept Plan and Waivers – Eagles Nest, Sect 10.** The petitioner is requesting review of a Concept Plan as well as two Waivers for the proposed new section of Eagles Nest. The subject property contains 12 acres and is located on the west side of Indianapolis Rd at Eagles Nest Blvd. The petitioner/owner is Eagles Nest Partners, LLC.
 1. Presentation – Paul Rioux, president of Eagles Nest Partners. We have met with the Staff about this project. Reviews history of the Eagles Nest development. The front of this project is zoned GB-General Business and was originally intended for commercial development. After 10 years without interest in the GB property, we are proposing single-family residential for the site, which is a permitted use in GB. This would have 26 home sites with an overall density of roughly two units per acre. We are here to discuss the Concept Plan as well as two waivers that would allow private streets and the driveway setback on corner lots.
 2. Discussion
 - a. Roberts – what bufferyards along Indianapolis Rd and Eagles Nest Blvd do you anticipate?
 - b. Rioux – we haven't designed those yet, but it would include undulating berms and landscaping.
 3. Staff Report – Luzier
 - a. I received an email and a phone call about this project since the Staff Reports were generated. (distributes email and call notes) Some of the items of concern could be considered in the review for this part of the development.
 4. Public comment

a. Kevin Russell, Town Council – I received several comments from the constituents in Eagles Nest and made the call that Luzier is referencing. Some of the comments made at the meeting include...

- We would like to see landscape buffering between the homes that back up to Indianapolis Rd.
- Would like to ensure that the property values of existing homes are protected.
- We are at 86% build-out and this affects when the HOA is turned over to the neighborhood residents.
- Is there a way to get landscaping throughout the neighborhood's common areas?
- The high school has only one bus stop at the pool parking lot and an exit for the bus would be helpful so it doesn't have to back up.
- The neighborhood sign should be moved to the front of the neighborhood so it's near the entrance.

b. Rioux

- We don't have a landscape plan for the project yet, but it will be forthcoming.
- We will provide buffering for the lift station.
- The same product and lot values will be retained.
- This will not affect the turn-over to the HOA. We expect this to happen later this year since the build-out threshold has been met.
- The neighborhood sign will be moved closer to the entrance.
- We will create a landscape easement on lot 544 as requested by Staff.
- We will be back next month for the Primary Plat hearing.

5. WPC Discussion

a. Lawson – what are your plans for landscaping around the lift station?

b. Rioux – we will prepare a landscape plan that includes mounding and evergreen trees.

c. Lawson – you may also want to look at a gated privacy fence around the lift station as well. We have this around the lift station in Anson and it functions well.

d. Roberts – what are the plans for Common Area F?

e. Rioux – it is a dry detention area for drainage and serves as a buffer to the Royalton residents. This site is zoned GB. We are not changing the zoning for this development because residential uses are allowed in GB.

f. Worthley – are the development standards for residential uses in GB similar to R3?

g. Luzier – yes.

h. Rioux – once the property is platted for residential use, it could no longer be used for commercial use.

i. Russell – the general comments that I received from Eagles Nest residents indicated that they were more in favor of residential development than the commercial development.

j. Worthley – the pool parking lot is very tight and tough to navigate, not only for buses, but also for residents. The parking lot is inadequate for the amount of use the pool gets in the summer time.

k. Rioux – we can look at possibly expanding this parking lot and adding an exit.

l. Russell – there is only one playground for the whole neighborhood. Could there be more?

m. Rioux – I will review all of the comments and see what provisions we can make. Is more playground equipment needed or are more playgrounds needed per se?

- n. Russell – additional playgrounds if possible. This was a comment that came up more than once.
- o. Rioux – they would have to be in the common areas, but obviously not near the roadways.
- p. Luzier – we can finalize the concessions at the Primary Plat stage in order to give the developer time to review the comments and see where changes can be made.

Motion to allow petitioner to move forward with the Concept Plan and to approve the two waivers by Semmler. Second by Roberts. Motion passes unanimously.

Old Business – Public Hearing

5) PC13-020-TA - Text Amendment for Waivers and Driveway Setbacks. The Commission to consider recommendation of text amendments to the Zoning Ordinance and Subdivision Control Ordinance for the provision of waivers to the Subdivision Control Ordinance and establishing driveway setbacks from intersections on corner lots.

1. Worthley – discusses history of driveway setback waivers for new members. We met with a traffic engineer last fall to discuss the safety issues that a reduction in the driveway setback may impact. A 50' setback would be adequate, but others have suggested that we should leave the setback at 75' and consider waivers on a case-by-case basis.
2. Luzier – distributes a copy of the amendments in two parts:
 - a. Part 1: the text clarification amendments.
 - b. Part 2: the two options for the driveway setback revisions. Option 1 would leave things as-is and Option 2 would create a variable setback based on the type of road.

Hopefully this may make things easier for everyone and we can consider the necessary changes verses the controversial ones.
3. Anderson – Per the hand-out, I think that Part 2, Option 2 for the driveway setbacks is preferable to me. This shows the variable driveway setbacks based on the type of roadway they are accessing. It addresses all of the safety issues and minimizes the waivers we would see.
4. Bohm – So, Option 1 wouldn't really change anything, while with Option 2 we wouldn't see many waivers because things were reduced to the 50' the developers are always asking for?
5. Luzier – correct.
6. Worthley – let's go ahead and consider the two "Parts" separately.

Motion for a favorable recommendation on Part 1 by Worthley. Second by Bohm. Motion passes unanimously.

Motion for a favorable recommendation on Part 2, Option 2 by Anderson. Second by Lawson. Motion passes unanimously.

New Business from the Floor

6) Comprehensive Plan

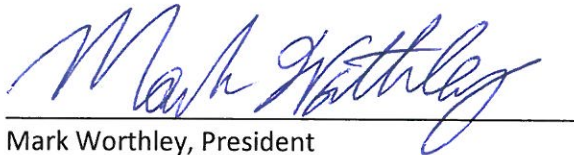
1. Bohm – I was reviewing the documents that Staff sent me and noticed that the Comprehensive Plan was out of date (2005). I think we should start the process of updating the Comprehensive Plan, especially the Land Use Map.
2. Worthley – We have budgeted for this. We have adopted a Downtown Revitalization Plan, and Transportation Plan. We had talked about a Comp Plan update depending on how far we got

along with the other projects. I suggest that we put this on the agenda for further discussion in March.

3. Dax Norton, Town Manager – the budget is approved and figures will be in the financial system shortly. We will then have an idea of our funding for this. We can gather additional funding if necessary. The town's growth rate and all of the changes mandate an update of the Comp Plan the Town Council would be behind you in pursuing this.
 4. Anderson – we should establish a committee of the WPC to begin looking into this.
 5. Worthley – this committee should meet between now and the March WPC meeting. WPC members Roberts, Anderson, Lawson, Bohm, and Westrich are indicating interest as well as the Town Manager and WPC Staff. That should be our committee.
 6. Norton – I recommend that all department heads participate.
- 7) 2013 Annual Report** (no discussion)
- 8) Meeting Efficiency**
1. Anderson – we should go electronic with all of our documents and strive to be as paperless as possible. Continue to distribute Staff Reports and agendas electronically. Members should use laptops/tablets where possible during the meetings.
 2. Norton – we put everything on the website when possible too.

Adjourn

7:52pm



Mark Worthley, President



Deborah Luzier, Secretary

Whiteston **PC BZA** Meeting

Page ____ of ____

Date: 2-10-14

Sign-in Sheet (please print)

	Name	Address	Notify if judicial review is filed? ✓
1	Denny Kallmyer	5053 S. Main St	
2	BRAD KALLMYER	"	
3	Jim Cunningham	605 W. Pierce St	
4	Steve Kesler	6796 E 525 S Whitestown, IN	
5			
6			
7			
8			
9			
10			